

Mesquite Ranch Homeowners Association

Board of Directors Meeting Minutes

Thursday, June 23, 2005

The Board of Directors Meeting of the Mesquite Ranch Homeowners Association was held on Thursday June 23, 2005 at 7:00 p.m., at Desert Sky Middle School, Room #413, 9850 E. Rankin Loop, Tucson, AZ. Present were Greg Dameron, Charity Collins, Shay Pedersen, Terry Hlivko, Liz Storms, and Jorge Ortiz. Tom Miller represented Lewis Management Resources, Inc.

Homeowners: Several homeowners were in attendance

I. Call to Order

President Dameron called the meeting to order at 7:00 pm. A quorum was noted for the record.

II. Homeowner Concerns

- ❖ There was a question about how long it took to get approval on an architectural application. It was explained that the committee meets once per month.
- ❖ It was noted that there were some concerns about the natural desert area adjacent to Bilby road. Shay Pedersen will have the landscape company give a proposal to clean this area up since it is not a part of the maintenance contract.
- ❖ There was also discussion regarding some trees on Houghton and Bilby that may need to be trimmed back to allow vehicles entering Houghton off of Bilby to be able to have a better view of oncoming traffic. The landscape committee will look into what needs to be done and report back to the board.
- ❖ Randall Pierce who is heading up the Mesquite Ranch Neighborhood Association requested that the board look into sharing the cost of a sign for noticing homeowners of the time and place of meetings. The board agreed to consider sharing the expense after a sample sign is presented along with the cost. The board agreed to allow posting of the meeting notice on the property for three days prior to the meeting date. There was also a request to have a link on the HOA web site to the Neighborhood Association.
- ❖ There was discussion about the possibility of having the meetings at the pool. The board will look at this option and maybe trade off every other month.
- ❖ There was further discussion regarding theft of mail and Christina Royston stated that she has spoken to the post office regarding the problem and the post office responded that they might put in gang mailboxes. The responsibility for the cost of this installation has not been determined.

III. Minutes

- ❖ A motion was made and seconded to approve the minutes of the April 12, 2005 meeting as submitted. Motion carried unanimously.

IV. Reports

A. President's Report

Nothing to report at this time.

B. Treasurer's Report

Treasurer Liz Storm's reported that the cash balance for period beginning May 1 was \$66,758.60 in the checking account with \$26,626.95 in the money market. As of May 31, the same accounts were at \$50,008.14 and \$26,657.27. Ms. Storms reported that the monthly reserve deposit appears on the checking account statement but does not appear as a deposit on May's money market statement. She further stated that she had followed up with LMR's accounting department and was told that the May deposit is on the June money market report, so that there should be two reserve deposits for \$1,350 shown on the June money market statement.

C. Committee Reports

DRC: There is a need for additional people to serve on this committee. There was no report due to the chairperson being on vacation.

Pool: Terry Hlivko reported that the treads need replacement at the East pool. The men's room door at the East pool needs to be realigned. Lights are staying on in the storage room at night. He further reported that homeowners that have reserved the pool areas for parties are leaving a lot of trash to be cleaned up.

Landscape: Shay Pedersen reported that she is waiting to get a price to have some additional plant replacements completed. She advised management that the trash receptacle on Malta needs to be emptied. Liz Storms moved, seconded by Greg Dameron to have the area previously mentioned on Bilby cleaned up by Northwest Landscaping. Motion carried unanimously.

Finance: Nothing to report at this time with the exception that Liz Storms would also like to have some more volunteers for this committee.

Compliance Committee: There were 12 hearings scheduled for the month. The committee recommended that the Board approve fining 8 of the violators and suggested that on 4 of the violators that claimed their violations have been resolved, that the properties be re-inspected.

Manager's Report:

Management reported that filter cartridges at the East pool were in need of replacement. He further stated that someone had broken glass in the pool and the pool would need to be drained. In addition there was some vandalism to the gate lock that needed to be repaired by a locksmith. There was a motion and a second to have all of the items taken care. Motion carried unanimously. There was also a motion to approve replacing the broken glass blocks with masonry blocks. Motion carried unanimously.

IV. Unfinished Business

- A. Election of Board** – The Board members reviewed correspondence from the association’s attorney outlining the actions the Board could take relative to not having a quorum at the Annual Meeting. After considering the opinion of the board, everyone that had terms up this year agreed to serve for one more term of a year. Additionally the Board agreed that there would be no changes to the officers and the association would continue as is.
- B. Rental Survey** – The Board reviewed the results of the survey pertaining to amending the CC&R’s to limit the number of rental properties in the association. Management advised that there were not enough ballots received to make a definitive decision. Management suggested that the deadline be extended and to do another mailing to the individuals that did not respond requesting their cooperation to send in the ballots. Greg Dameron moved, seconded by Liz Storms to take this action. Motion carried unanimously.

V. New Business

- A. None**

VI. Next Meeting—The next regular Board meeting is scheduled for July 21 at 7:00 P.M. in room 413 Desert Sky Middle School.

VII. Adjournment

There being no further business to discuss the meeting was adjourned at 8:14 P.M.

Respectfully submitted by:

Tom Miller, Lewis Management Resources, Inc.
For Mesquite Ranch Homeowners Association